REDLANDS 360

INITIAL LANDSCAPE TIMELINE

- Initial Landscape Plan is due to the Design Review Board (DRB) **no later than 60 days after home closing.**
    - Read the ***applicable*** Design Guidelines (Custom or Residential) for information on what is required to be included on the initial landscaping plan and landscaping requirements.
    - Email completed landscape plan and completed application to drb@laplatallc.com **within 60 days of home closing. Plans must be emailed as a pdf so they can be reviewed electronically – no pictures or scans. The required deposit must be submitted with the plan if it was not previously collected at closing.**
- Once the DRB has approved the initial landscaping plan, the landscape installation can begin.
    - **MUST** be installed per the approved initial landscaping plan.
    - Any changes **MUST** be approved by the DRB prior to being made during installation.
    - **MUST** be completely installed no later than 120 days after home closing.
        - Homes closing between August 15th and January 15th are granted an automatic extension to have their landscaping installed by May 15th of the upcoming growing season. (However, as weather permits the DRB expects to see hardscapes and other landscaping installed even during this extension timeframe). **Please note, the landscaping plan is still required to be submitted to the DRB no later than 60 days after home closing.**
    - ***Please note that homeowners contract with a landscape installation company. Homeowners are responsible for the actions or inactions of the installing landscaping company. Homeowners (who do their own installation) and landscaping companies are responsible for knowing the Stormwater and EPA requirements concerning placing landscaping materials in the street and erosion control.***
- Once the initial landscape installation is complete, notify the DRB so an installation inspection can be conducted.
    - If the initial landscape installation is approved, the DRB will complete the Redlands 360 Landscape Installation Inspection Form and mail it to the homeowner (for their files) along with the landscape deposit refund, minus the Developer's 10% withhold. The homeowner should receive the approved Landscape Installation Inspection Form and the landscape deposit refund, in the mail, within 15 business days after the approved inspection.

- If the initial landscape installation is disapproved, the DRB will complete the Inspection Installation Inspection Form outlining the reasons why the installation was disapproved and what actions need to be taken and email it to the homeowner. Once notified that all corrective action has been taken, the DRB will conduct a follow-up inspection, and upon approval will complete the Installation Inspection Form and follow the process outlined above.